157.0	0010	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,400 / 782,400
					USE VALUE:	782,400 / 782,400
					ASSESSED:	782,400 / 782,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
251		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHACHKES ADAM & LYNN
Owner 2:	
Owner 3:	
Street 1:	251 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURGESS CRAIG A -
Owner 2:	RYAN SUZANNE M -
Street 1:	251 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 2025 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	356,800	5,600	420,000	782,400
Total Card	0.138	356,800	5,600	420,000	782,400
Total Parcel	0.138	356,800	5,600	420,000	782,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.41 /Parcel: 386.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105317

GIS Ref

GIS Ref

Insp Date 06/11/18

!12373!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0010-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	356,800	5600	6,000.	420,000	782,400		Year end	12/23/2021
2021	101	FV	346,500	5600	6,000.	420,000	772,100		Year End Roll	12/10/2020
2020	101	FV	346,600	5600	6,000.	420,000	772,200	772,200	Year End Roll	12/18/2019
2019	101	FV	261,900	5600	6,000.	420,000	687,500	687,500	Year End Roll	1/3/2019
2018	101	FV	261,900	5600	6,000.	354,000	621,500	621,500	Year End Roll	12/20/2017
2017	101	FV	239,500	5600	6,000.	324,000	569,100	569,100	Year End Roll	1/3/2017
2016	101	FV	239,500	5600	6,000.	276,000	521,100	521,100	Year End	1/4/2016
2015	101	FV	233,800	5600	6,000.	240,000	479,400	479,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:32:21

LAST REV

Date	Time
07/03/18	15:23:54
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12373

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURGESS CRAIG A	55045-280		7/28/2010		520,000	No	No		
CURREN DAVID B-	38254-613		3/11/2003		422,500	No	No		
	12877-510		10/15/1975		39,500	No	No		N

USER DEFINED

Prior Id # 1:	105317
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2016	1016	Heat App	11,900		7/21/2016			Install heat pump
6/27/2016	891	Dormers	65,000					Dormer +2nd Fl bat
10/10/2013	1509	Redo Kit	42,500	C				
6/25/2003	510	Add Bath	6,000					
5/23/1994	219	Manual	2,100					ROOF
10/13/1993	518	Manual	1,853					SKYLITE + WALL

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	MEAS&NOTICE	BS	Barbara S
6/13/2017	Measured	DGM	D Mann
6/12/2017	Permit Visit	DGM	D Mann
3/4/2014	Info Fm Prmt	EMK	Ellen K
11/10/2008	Meas/Inspect	163	PATRIOT
8/8/2003	MLS	MM	Mary M
2/10/2000	Inspected	276	PATRIOT
12/3/1999	Measured	268	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22819376
Const Adj.:	0.98990101
Adj $ / SQ:	158.053
Other Features:	107250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438278
Depreciation:	81520
Depreciated Total:	356758

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

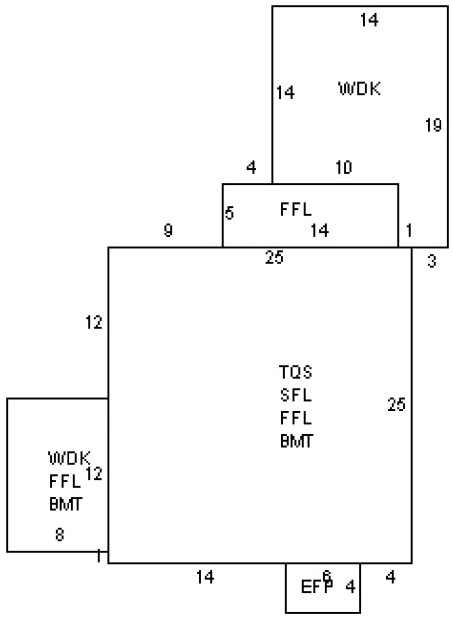
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	158.05
Special Features:	0	Val/Su Net:	125.28
Final Total:	356800	Val/Su SzAd	196.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	766	158.050	121,068
BMT	Basement	696	56.660	39,437
SFL	Second Floor	600	158.050	94,832
TQS	3/4 Story	450	158.050	71,124
WDK	Deck	312	9.110	2,843
EFP	Enclos Porch	24	71.870	1,725

Net Sketched Area:	2,848	Total:	331,029
Size Ad	1816	Gross Area	2998	FinArea	2025
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0010-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X23	A	AV	1929	20.43	T	40	101			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600

IMAGE

AssessPro Patriot Properties, Inc